

026.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

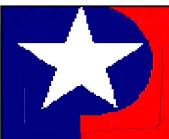
934,800 / 934,800

USE VALUE:

934,800 / 934,800

ASSESSED:

934,800 / 934,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
49		MARATHON ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: LAMBERTSON PAUL F & ELEANOR	
Owner 2:	
Owner 3:	

Street 1: 49 MARATHON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

## PREVIOUS OWNER

Owner 1: LAMBERTSON PAUL F & ELEANOR -	
Owner 2: -	

Street 1: 49 MARATHON ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2918 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									7	OFF	5						
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:	(90)		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	A 3QBth:	Rating:	A HBth:	Rating:									OthrFix:	Rating:					19		
Prime Wall: 1 - Wood Shingle	Sec Wall: 6 - Stucco	50 %	A HBth:	Rating:	OthrFix:									Rating:					4	UAT		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	OthrFix:	Rating:	WSFlue:									Rating:						SFL		
View / Desir:			WSFlue:	Rating:											FFL							
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>															BMT			
Grade: C - Average	Year Blt: 1910	Eff Yr Blt:	Level:	FY	LR									DR	D	K	FR	RR	BR	FB	HB	L
Alt LUC:	Alt %:		Other:																			
Jurisdct:	Fact: .		Upper:																			
Const Mod:			Lvl 2:																			
Lump Sum Adj:			Lvl 1:																			
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>																		
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Location:	Total Units:	Floor:	% Own:	Name:															
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total:	31 %																		
Bsmnt Flr: 4 - Carpet	Subfloor:	Bsmnt Gar:																				
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S																				
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	# Heat Sys: 2																				
% Heated: 100	% AC:																					
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled																			
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:														
<b>SPEC FEATURES/YARD ITEMS</b>																						
<b>PARCEL ID</b> 026.0-0003-0003.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1 19X20		A	AV	1910	21.58	T	40	104			4,900		4,900					
19	Patio	D	Y	1 8X12		A	AV	1970	6.00	T	39.2	104			400		400					
More: N	Total Yard Items:	5,300	Total Special Features:		Total:	5,300																
<b>RESIDENTIAL GRID</b>																						
<b>REMODELING</b>																						
<b>RES BREAKDOWN</b>																						
<b>SUB AREA</b>																						
<b>SUB AREA DETAIL</b>																						
<b>IMAGE</b>																						
<b>AssessPro Patriot Properties, Inc</b>																						
																						